

Notices of Election and Demand Filed in Adams County

From February 03, 2026 Through February 03, 2026

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202681705

NED Date: 02/03/2026 **Reception #:** 2026000005335
Original Sale Date: 06/03/2026
Deed of Trust Date: 08/29/2017 **Recording Date:** 08/30/2017 **Reception #:** 2017000076059
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION
APN #: 0182504110013

Address: 6952 Mariposa St, Denver, CO 80221

Original Note Amt: \$246,947.00 **LoanType:** FHA **Interest Rate:** 4.5
Current Amount: \$205,758.06 **As Of:** 07/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Shawn Ornelas
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Shawn Ornelas

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/09/2026
Last Publication Date: 05/07/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 24-032195 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202681706

NED Date: 02/03/2026 **Reception #:** 2026000005334
Original Sale Date: 06/03/2026
Deed of Trust Date: 03/29/2023 **Recording Date:** 04/05/2023 **Reception #:** 2023000018215
Re-Recording Date **Re-Recorded #:**

Legal: LOT 1, BLOCK 2, MONACO VILLAGE SUBDIVISION SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

APN #: 0182308203046

Address: 6320 E 63rd Avenue, Commerce City, CO 80022

Original Note Amt: \$328,932.00 **LoanType:** FHA **Interest Rate:** 6.5
Current Amount: \$319,967.65 **As Of:** 09/01/2025 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kelsey Lynn Danker AND Phillip Jess Abernathy
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kelsey Lynn Danker AND Phillip Jess Abernathy

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/09/2026
Last Publication Date: 05/07/2026

Attorney for Beneficiary: Janeway Law Firm PC
Attorney File Number: 26-036755 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202681707

NED Date: 02/03/2026 **Reception #:** 2026000005339
Original Sale Date: 06/03/2026
Deed of Trust Date: 10/24/2024 **Recording Date:** 10/31/2024 **Reception #:** 2024000060848
Re-Recording Date **Re-Recorded #:**

Legal: Attached as Exhibit "A"

Address: 8701 Huron St Bldg 11 Unit 105, Thornton, CO 80260

Original Note Amt: \$270,000.00 **LoanType:** VA **Interest Rate:** 6.250
Current Amount: \$267,912.73 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company
Current Owner: Chad E. Carlson
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Grantor (Borrower On Deed of Trust) Chad E. Carlson

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/09/2026
Last Publication Date: 05/07/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO26035 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202681708

NED Date: 02/03/2026 **Reception #:** 2026000005336
Original Sale Date: 06/03/2026
Deed of Trust Date: 11/08/2019 **Recording Date:** 11/15/2019 **Reception #:** 2019000099315
Re-Recording Date **Re-Recorded #:**

Legal: LOT 24, BLOCK 1, SHADOWRIDGE AT BRIAR HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 8024 Decatur Court, Westminster, CO 80031

Original Note Amt: \$319,113.00 **LoanType:** Unknown **Interest Rate:** 3.500
Current Amount: \$280,131.89 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Freedom Mortgage Corporation
Current Owner: Martin Ramirez Jr.
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Midwest Equity Mortgage, LLC, its successors and assigns
Grantor (Borrower On Deed of Trust) Martin Ramirez Jr.

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 04/09/2026
Last Publication Date: 05/07/2026

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.
Attorney File Number: CO23041 **Phone:** (303)274-0155 **Fax:** (303)274-0159